

# \$179,900 - 13 Saunderson Avenue, Fort McMurray

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MLS® #A2259389

**\$179,900**

6 Bedroom, 3.00 Bathroom, 1,382 sqft  
Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

CASH ONLY BUYERS !! This home needs a buyer with a passion, vision and line of credit. The potential is here. Welcome to 13 Saunderson. Let's start with the 7400 sq/ft lot, it's huge. There's a single car garage and the yard has multiple mature trees and they're beautiful. Inside you'll find a large living room, formal dining room and large kitchen. There's a cozy faux fireplace tying the three rooms together. Down the hall is a 4pce bath, 3 good size bedrooms plus a massive primary bedroom with a 4pce ensuite. In addition to the already ample closet space there is a huge storage/utility room as well. Down stairs gives you a few more doors to choose from. You have a den and a family room with a bar for your basement, however on the other side of the basement you have a suite with a full kitchen, a 4 pce bath and 2 dens that have bedroom doors. This home is in a well established neighbourhood in the heart of downtown with tree lined streets, close to parks, Superstore/Freshco and the mall, Hospital and elementary schools. Everything you could possibly want are minutes away by foot or by car.

Built in 1967

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2259389  |
| Price  | \$179,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.17        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Saunderson Avenue |
| Subdivision | Downtown             |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 1N1              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Separate Entrance                                 |
| Appliances        | Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Standard                                                                        |
| Cooling           | Central Air                                                                     |
| Fireplaces        | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 26th, 2025  
Days on Market        45  
Zoning                      R1

**Listing Details**

Listing Office            RE/MAX Connect

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